



**Connells**

Atlas Croft  
Oxley Wolverhampton



## Property Description

Connells Wolverhampton have the delight to bring to the market this well presented and chain free one bedroom mews style house. Benefiting from being a short distance from Wolverhampton City Centre this property is an ideal first time purchase.

Internally the property comprises of a lounge, modern fitted kitchen, modern fitted bathroom, galleried bedroom with fitted wardrobe.

Externally to the property there are front and rear gardens ideal for outdoor entertaining.

Viewing is highly recommended to appreciate the accommodation on offer.

## Location And Area

Situated in the Oxley area of Wolverhampton is close to local amenities and sits just off the A449 Stafford Road which offers fantastic commuting access links into Wolverhampton and M54 and M6 motorways. The i54 commercial development is also nearby. Found within a reasonable distance there is a range of shops, bars, restaurants and other useful facilities.

## Lounge

11' 3" x 13' 9" ( 3.43m x 4.19m )

Double glazed door to front, double glazed window to front, radiator, stairs access.

## Kitchen

9' 3" x 8' 2" ( 2.82m x 2.49m )

Double glazed window to rear, double glazed door to rear, range of wall and base units, inset oven, hob and extractor, inset sink, plumbing for washing machine, door to rear garden, door to lounge and door to inner entrance hall.

## Inner Entrance hall/ Storage

Door to bathroom.

## Bathroom

Panelled bath, pedestal sink, low flush toilet, double glazed window to rear.

## Bedroom

9' 9" x 14' ( 2.97m x 4.27m )

Double glazed window to rear, fitted wardrobe, radiator, stairs to lounge.

## Outside Front

Garden area

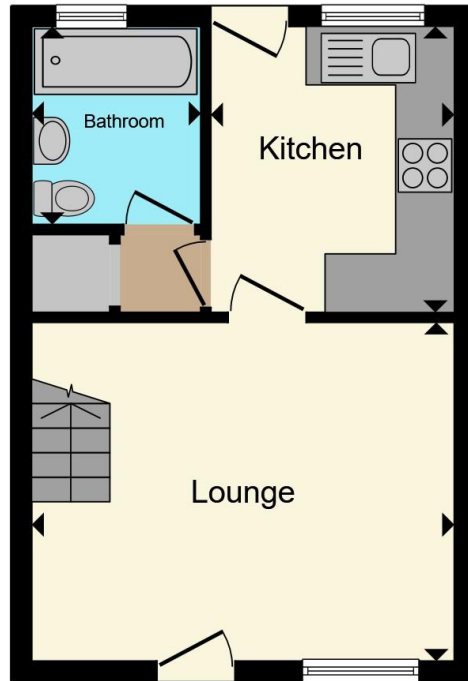
## Outside Rear

Garden area

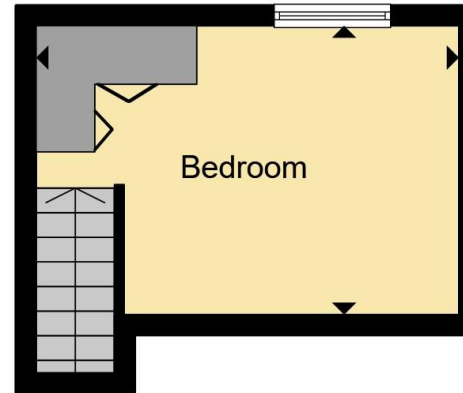








**Ground Floor**



**First Floor**

Total floor area 41.3 m<sup>2</sup> (445 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
Band: A

Tenure: Freehold

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